

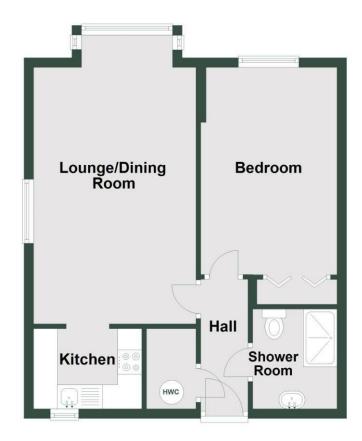
4 Andrews Buildings Stanwell Road Penarth CF64 2AA

All enquiries: 029 2070 7999

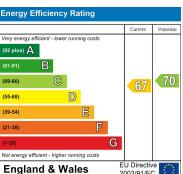
Sales and general enquiries: info@shepherdsharpe.com Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday 9am – 5.30pm Saturday 9am - 5pm

First Floor



Total area: approx. 46.0 sq. metres (494.7 sq. feet) **40 Homeside House**



SHEPHERD SHARPE



40 Homeside House **Bradford Place**

Penarth CF64 1NR

£115,000

A larger style one bedroom first floor retirement apartment with woodland and Channel views, found on this established development a short walk from the town centre. Comprises hallway with walk-in storage/airing cupboard, good size lounge/dining room with two lovely views of the Channel, the Kymin/woods, new kitchen with integrated appliances, large double bedroom with mirror fronted wardrobes and shower room. Electric heating, uPVC double glazing, lift, additional facilities include residents' lounge, laundry, drying area, House manager and guest suite. Leasehold.



Hallway

Carpet, loft access, walk-in airing cupboard with insulated tank and shelving, access to fuse box and electric meter. Panelled doors to all accommodation,

Lounge/Dinng Room

19'8" x 10'7" (6.0m x 3.23m)

Private panelled front door to hallway.

A lovely room decorated in neutral colours. Window to side looking out towards the Channel and Kymin woods, square bay window to front with lovely views of the Kymin grounds, glimpses of Lavernock Point and Channel. Carpet, electric radiator, coved ceiling, traditional fire surround with contemporary electric fire, entry phone, cable connection. Archway through to kitchen.



Kitchen

5'2" x 7'2" (1.60m x 2.2m)

A new fitted kitchen. uPVC double glazed window to rear with great Channel views. White fitted kitchen with wood effect work tops, sink and drainer. Electric hob, microwave, fridge/freezer, tiled splashback, vinyl flooring.



14'1" x 8'8" (4.30m x 2.66m)

uPVC double glazed window to front with lovely view of the grounds and woodland. Carpet, electric radiator, coved ceiling, Care Alarm, mirror fronted wardrobe.



6'9" x 5'4" (2.06m x 1.65m)

Previously a bathroom now a shower room. Comprising large shower enclosure with Mira electric shower, wash basin inset to vanity unit with storage beneath, and twin flush wc. Mirror, shelving, light fitting, shaver point, chrome heated towel rail, fan heater, cushion flooring, extractor.



Beautifully maintaoined communal grounds, residents' parking to front.

Additional Information

The properties are suitable for owners 60+. The facilities on site include a large residents' lounge with access to beautifully tended grounds, laundry room with washing machines and tumble dryers, separate outside drying area, house manager, use of guest suite (booking required).



Lease 99 years from 1986 (seller is in the process of extending the lease).

Maintenance/Service Charge £3,768.82 p.a. Ground Rent £499.36 p.a.



Band D £2,124.01 p.a. (25/26)

Post Code CF64 1NR











